025.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,300 / 938,300
					USE VALUE:	938,300 / 938,300
					ASSESSED:	938,300 / 938,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COPELAND CAROL L	
Owner 2:		
Owner 3:		
Street 1:	27 MARATHON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 3474 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	429,200	5,100	504,000	938,300
Total Card	0.161	429,200	5,100	504,000	938,300
Total Parcel	0.161	429,200	5,100	504,000	938,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 270.12 | /Parcel: 270.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	429,200	5100	7,000.	504,000	938,300	938,300	Year End Roll	12/18/2019
2019	104	FV	325,900	5100	7,000.	535,500	866,500	866,500	Year End Roll	1/3/2019
2018	104	FV	325,900	5100	7,000.	390,600	721,600	721,600	Year End Roll	12/20/2017
2017	104	FV	304,000	5100	7,000.	340,200	649,300	649,300	Year End Roll	1/3/2017
2016	104	FV	304,000	5100	7,000.	289,800	598,900	598,900	Year End	1/4/2016
2015	104	FV	268,000	5100	7,000.	283,500	556,600	556,600	Year End Roll	12/11/2014
2014	104	FV	268,000	5100	7,000.	233,100	506,200	506,200	Year End Roll	12/16/2013
2013	104	FV	280,000	5100	7,000.	221,800	506,900	506,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	6931-145		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2010	2170	Re-Roof	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2009	Measured	189	PATRIOT
3/31/2004	Inspected	BR	B Rossignol
11/15/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
8/11/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

User Acct

16538

GIS Ref

GIS Ref

Insp Date

05/18/09

!2039!

PRINT

Date	Time
12/10/20	17:33:07

LAST REV

Date	Time
08/03/17	09:10:13

apro

PAT ACCT. 2039

USER DEFINED

Prior Id # 1:	16538
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:	1	Rating:	Poor
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Poor
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94494379
Const Adj.:	0.99960202
Adj $ / SQ:	160.577
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718949
Depreciation:	289736
Depreciated Total:	429212

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 6			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

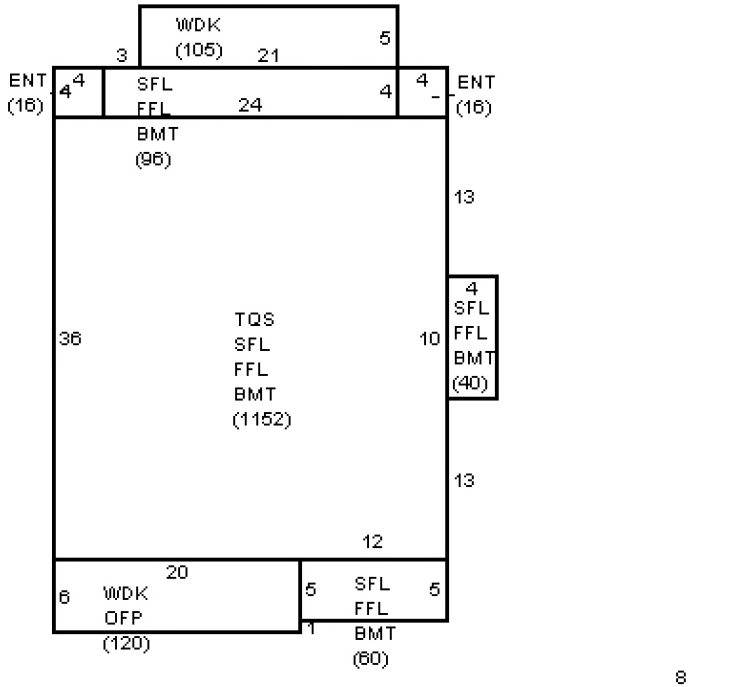
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	160.58
Special Features:	0	Val/Su Net:	81.21
Final Total:	429200	Val/Su SzAd	120.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,348	48.170	64,937
FFL	First Floor	1,348	160.580	216,457
SFL	Second Floor	1,348	160.580	216,457
TQS	3/4 Story	864	150.780	130,275
WDK	Deck	225	10.440	2,349
OFP	Open Porch	120	30.240	3,629
ENT	ENTRY	32	26.390	844
	Net Sketched Area:	5,285	Total:	634,948
Size Ad	3560	Gross Are	5573	FinArea 3474

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	10	E	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1910	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100